



THE CITY OF
KERRVILLE, TEXAS

PROJECT DESCRIPTION **KERRVILLE RIVER TRAIL**

The development of a multi-use trail along the Guadalupe River in Kerrville has been formally discussed since the early 1970's and has been included in each city comprehensive plan since that time. This project has continually been identified as a major planning goal of the city because the Guadalupe River corridor is recognized as Kerrville's most important, yet underutilized, asset.

Nature and Scope

With "quality of life" now Kerrville's defined economic target, public sector investment in the **Kerrville River Trail** can greatly enhance both our community's health and economic base. Waterfront trails offer economic development opportunities to a community that are only available to locales fortunate enough to have manageable rivers/bodies of water in or near population centers, downtowns, or places of interest. Kerrville meets that criteria and has significant undeveloped property along the trail to allow for planned real estate enhancements, both short and long term.

Developing public river access, infrastructure, and amenities promotes community activity and will serve as a catalyst for private development along the Kerrville riverfront for years to come.



All cities with central waterfronts continually review ways to make improvements to those areas for the betterment of their community. Improvements are generally geared toward recreation activities, water access, private property interaction, public/private partnerships, and water/flood management. But unlike most cities that have developed their waterfront as local economic engines, Kerrville has the opportunity to implement the *River Trail* project without having to install new, costly waterside infrastructure (dams, impoundments, continuous flow systems), which is a huge benefit.

The same is true for the well-positioned park and open space areas that exist along the trail. In our case, Louise Hays, Lehmann Monroe, Guadalupe, and Kerrville-Schreiner Parks are well situated to support the trail. These facilities will serve as trailhead locations with parking and as venues for trail oriented

special events and runs. (The separate application to the EIC for funding for the redevelopment of Louise Hays and Lehmann & Monroe Parks is directly tied to the *River Trail* project and will perform in conjunction with the trail in hosting events and daily recreational activity near the central business district.)



Regularly scheduled special events will target both local and visitor activity

Additionally, since a large portion of the real estate along the river is unimproved or underdeveloped, private development along the riverfront can be oriented toward, and take advantage of, the river. The timing of this project in advance of several real estate development opportunities will help define property usage and design.



Business interface with the River Trail

Private real estate development not only benefits properties directly on the trail, but also local businesses that sell products and services related to recreational activity, concessions, special events, and construction.

Site and Existing Improvements

The adjacent properties to the Guadalupe River where the *River Trail* will be located are owned privately or by other governmental entities. The current land use along the trail route consists of approximately 45% Commercial, 35% Institutional/Government, and 20% Residential (Single and Multi-family). The private property fronting the Guadalupe River along the route is approximately 30% undeveloped.

Existing private property improvements and future development potential will influence routing and design details on any trails project. The floodplain and floodway do limit both the public and private improvements that can be made in those areas. The riverbank and floodplain edge gradients vary significantly, which will also impact trail routing, improvement options, project cost, and maintenance

demands. The positions of property owners along the trail will be evaluated and taken into account on final design.



Riverfront property along Hwy 173

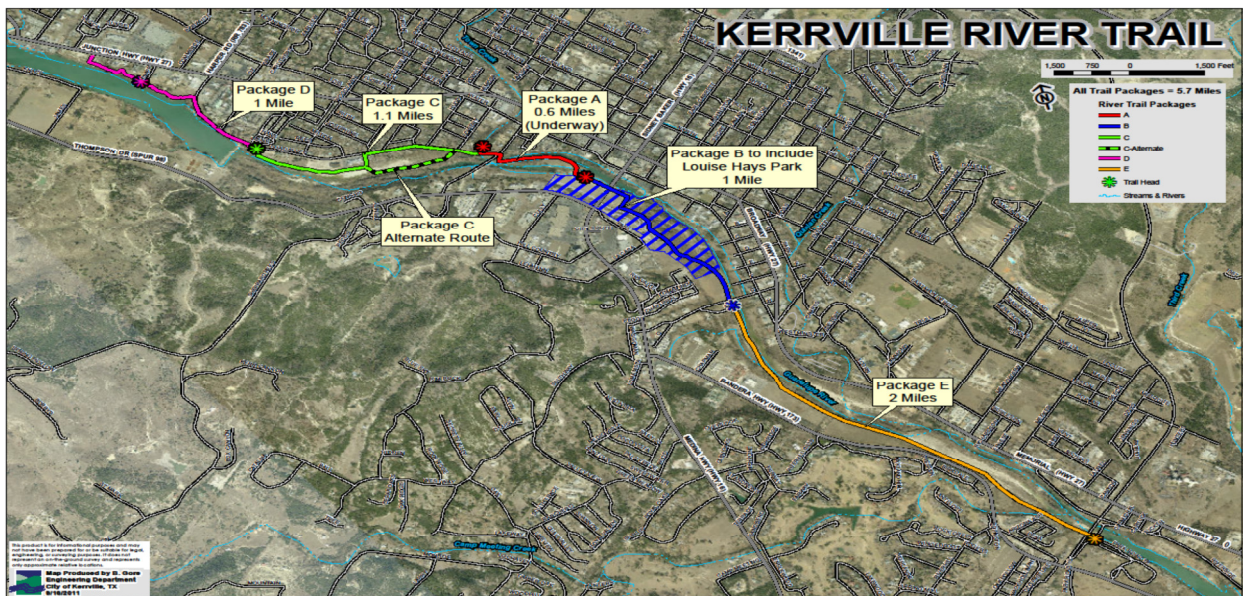


Gradient below the Dietert Center

The majority of the trail will require the securing of recreation easements from private property owners. Several of the property owners along the entire length of the trail have received an easement document for review. Existing parks, rights-of-way, and easements will be used for vehicular access to trailheads.

Proposed Improvements and Cost Projections

The *River Trail* project is included in the City of Kerrville *Comprehensive Plan*, the *5 Year Capital Improvements Plan*, and the *Parks, Recreation, and Open Space Master Plan*. The trail route, as located by the *Kerrville River Trail Master Plan* completed in 2009, has been segmented into 5 areas which allows for scheduling flexibility, design/engineering efficiency, and construction contract scopes which will help involve local contractors. The trail route, in its entirety, will extend from the 1400 block of Junction Hwy to Kerrville-Schreiner Park, a trail length of approximately 6 miles.



The first phase of the project (Package A) has funding and is under final design. Package A extends from the Riverside Nature Center to Tranquility Island to the west end of Louise Hays Park, a distance of approximately 6/10 of a mile. Construction on this segment is expected to begin in early 2012. The balance of the River Trail scope encompasses this funding request to the Economic Improvement Corporation. The capital improvements to be made over the 6 mile project are as follows, with preliminary cost projections.

Item	Description	Cost Projection
1	Site work, trail construction, walls, ramps, drainage improvements, and connections meeting ADA, AASHTO, and floodplain requirements/guidelines, stipulating concrete construction with a 10' trail width x 6 miles	\$3,600,000
2	Trailheads with parking, curb/gutter, flatwork, kiosks, lighting, wayfinding/interpretive signage, and trail amenities (racks, rest areas, drinking fountains, etc.); approximately 6 primary and 5 secondary trailheads	\$1,200,000
3	Utility connections/extensions	\$30,000
4	Adjacent property access/control (signage, gates, barriers)	\$30,000
5	Construction contingency (10%)	\$486,000
6	Design/Engineering services, survey, inspection	\$654,000
	<i>Total Project Cost</i>	\$6,000,000

Implementation

The projected schedule to complete design and construction on each phase (Packages A-E) is as shown.

Project (Package)	Easements Acquisition	Final Design	Time of Construction	Projected Start of Construction
River Trail - A Riverside Nature Center to LHP	underway	December 2011	6 months	January 2012
River Trail - C Riverside Nature Center to Guadalupe Park	concurrent with design	6 months	6 months	January 2013
River Trail - D Starbucks to Guadalupe Park	concurrent with design	6 months	12 months	January 2013
River Trail - E G St. to Kerrville Schreiner Park	concurrent with design	4 months	12 months	January 2013
River Trail - B LHP to G St. (w/ LHP)	concurrent with design	6 months	12 months	April 2013

Completion schedules will be contingent upon securing of easements and construction coordination with any private sector projects currently under design and the construction of water/wastewater projects.

The ***Kerrville River Trail*** is a defining project for the community. It will steer both quality-of-life and economic development opportunities along the Guadalupe River for the long term. While it would be beneficial for there to be private investment initially, linear projects like trails which front private property require a substantial, initial funding source(s) to install the primary trail improvements, in total, to make the trail usable and trigger private investment. Even as development opportunities are assessed, the trail will serve as an immediate community benefit which creates public access and recreational enjoyment of our waterfront.

